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Augusta, GA 30907

Book 00766:2127 Augusta - Richmond County
2002000019 01/02/2002 11:04:51.01
\$14.00 DECLARATION RESTRICTIVE COVENA

2002000019 Augusta - Richmond County

BARNETT CROSSING

SECOND SUPPLEMENTAL DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SECOND SUPPLEMENTAL DECLARATION of Covenants, Conditions and Restrictions is made by **Home Sites, Ltd.**, a Georgia limited partnership, hereinafter referred to as "Declarant".

WITNESSETH:

Declarant is the owner of certain real property located in Richmond County, Georgia, known as **Barnett Crossing, Section Two**, more particularly described on Exhibit A attached hereto. The **Barnett Crossing Declaration of Covenants, Conditions and Restrictions**, dated June 25, 2001, is recorded in the Office of Clerk of Superior Court of Richmond County, Georgia, on Realty Reel 736, pages 68-88. The **Barnett Crossing First Supplemental Declaration of Covenants, Conditions and Restrictions**, dated July 17, 2001, is recorded in the said Clerk's Office, on Realty Reel 739, pages 2184-2187. Said declaration and first supplemental declaration are hereinafter collectively referred to as "**the Barnett Crossing Declaration**". To preserve and enhance the property values and quality of life in Barnett Crossing, and the health, safety and general welfare of the owners of the properties therein, Declarant hereby declares that all of Barnett Crossing, Section Two, shall be held, sold and conveyed subject to the Barnett Crossing Declaration and this Second

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Supplemental Declaration which shall run with the title to the land in Barnett Crossing, Section Two. The Barnett Crossing Declaration and this Second Supplemental Declaration shall be binding upon and shall inure to the benefit of Declarant, its successors and assigns, and all persons who may hereafter acquire any right, title or interest in said real property, or any portion thereof.

**ARTICLE I
ANNEXATION OF SECTION TWO**


Pursuant to Article XI, Section 3, of the Barnett Crossing Declaration, Barnett Crossing, Section Two, described on Exhibit A attached hereto, is hereby annexed to and made a part of Barnett Crossing, as defined in the Barnett Crossing Declaration.

**ARTICLE II
NO ACCESS TO EDISON DRIVE**

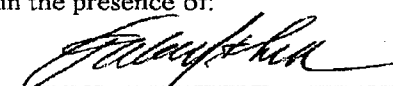
The street designated as "Edison Drive" as shown on the plat of Barnett Crossing, Section Two, is not a part of Barnett Crossing. There is no vehicular, pedestrian or other access from Lots 24, 25, 30 and 31, Block B of Barnett Crossing, Section Two, to Edison Drive, or from Edison Drive to said Lots.

IN WITNESS WHEREOF, Declarant has caused this Second Supplemental Declaration to be executed and sealed by its general partner, this 31st day of December 2001.

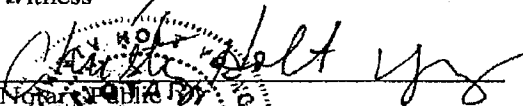
HOME SITES, LTD.

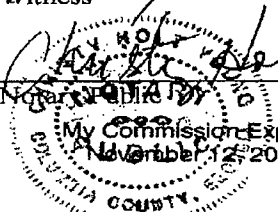
By:  [SEAL]
OTIS L. CROWELL, As Its General Partner

SIGNED, SEALED AND DELIVERED
in the presence of:



Witness



Notary Public
My Commission Expires
November 12, 2005


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2002000019 01/02/2002 11:04:51.01

Exhibit A

All that tract or parcel of land situate, lying and being in Richmond County, Georgia, containing 20.52 acres, known and designated as Barnett Crossing, Section Two, as shown on a plat thereof recorded in the Office of Clerk of Superior Court of Richmond County, Georgia on Realty Reel 766, pages 2125-2126, to which plat reference is made for a more complete and accurate description and location of said property, excluding, however 2.54 acres shown thereon reserved for a detention pond. Said property contains 25 residential lots (Lot 9, Block A; Lots 18-33, Block B, inclusive; and Lots 9-16, Block C, inclusive), Camak Drive, and a portion of the street known as Barnett Crossing, as shown on said plat. Edison Drive is not a part of Barnett Crossing, Section Two.

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Filed in this office:
Augusta - Richmond County
01/02/2002 11:04:51.01
Elaine C. Johnson

RECORD PLAT

OF:

SECTION TWO

BARNETT CROSSING *

PROPERTY LOCATED WEST OF AUGUSTA

AUGUSTA, RICHMOND COUNTY, GEORGIA

DATE : OCTOBER 16, 2001 SCALE : 1" = 100'
REV. DATE: NOVEMBER 26, 2001(COMMENTS BY P&Z)

PREPARED FOR :
OWNER/DEVELOPER

HOME SITES, LTD.

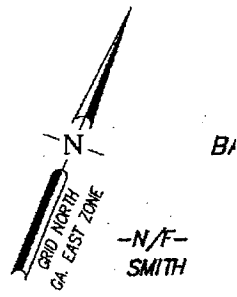
924 STEVENS CREEK ROAD AUGUSTA, GEORGIA 30909
TELEPHONE : 706-855-1099

PREPARED BY :

SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS - G.P.S.
1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000

* (FORMERLY KNOWN AS BUCKHEAD SECTION SIX AS PER APPROVED DEVELOPMENT PLANS)



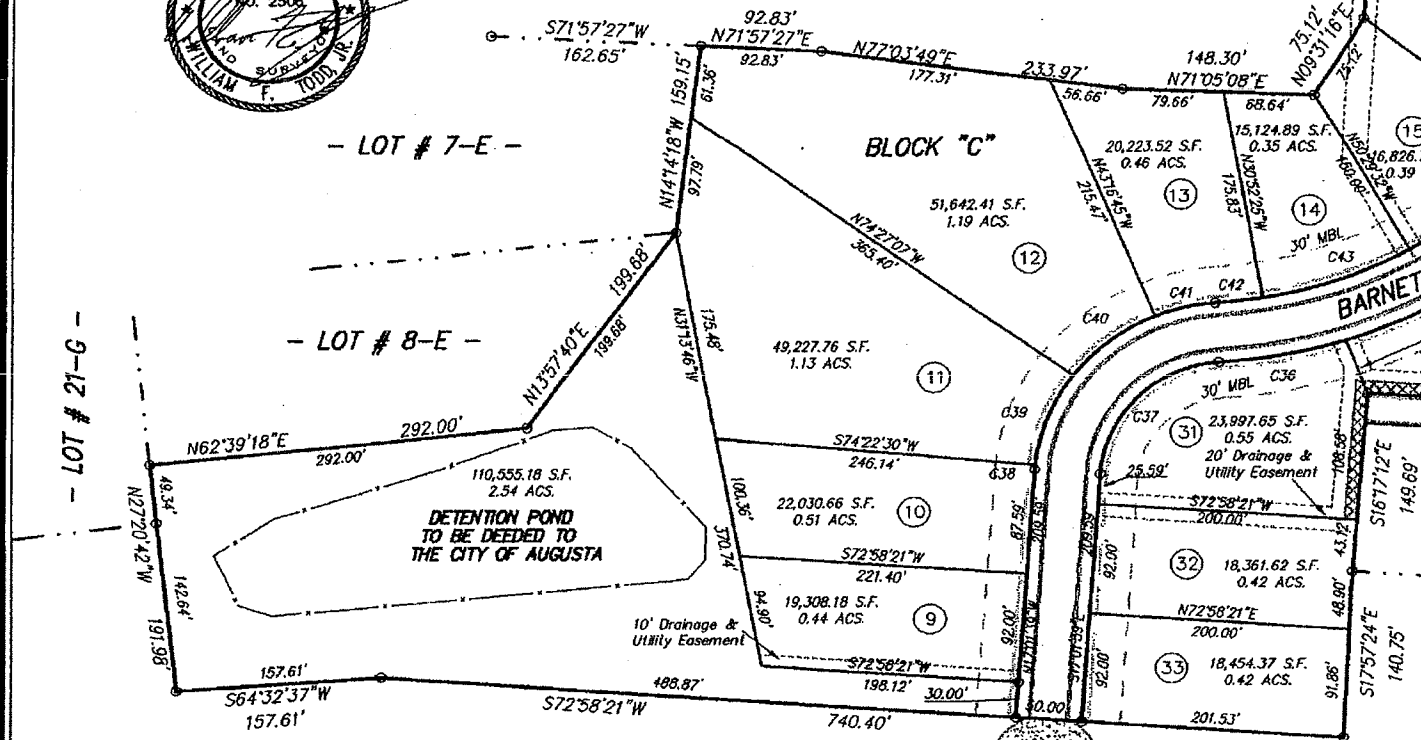
APPROVED FINAL PLAT
(Not Valid until signed)
Augusta-Richmond County
Planning Commission
Date Approved: 12/3/2001
Chairman: J. Randol Hall III
Secretary: George A. Patten III

Book 00766:2125 Augusta - Richmond County
2002000018 01/02/2002 11:04:51.00
\$8.00 PLAT
2002000018 Augusta - Richmond County

FILED IN PLAT CABINET C
SLIDE 17 PLAT D



- HOME SITES, LTD. -
BARNETT CROSSING, SECTION THREE
FUTURE DEVELOPMENT



Note: According to FEMA FIRM panel number 130158 0060E, map date March 23, 1999 and effective date March 23, 1999, this property is not located in a 100 year floodplain.

NOTES:

- 1.) #4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 2.) THERE SHALL BE A 30' MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE SHOWN.
- 3.) THERE SHALL BE A 5' EASEMENT ALONG EACH SIDE OF THE SIDE LOT LINES AND A 10' EASEMENT ALONG THE REAR OF ALL LOT LINES FOR DRAINAGE AND UTILITES UNLESS OTHERWISE SHOWN.
- 4.) THERE SHALL BE A 5' EASEMENT ALONG THE FRONT OF ALL LOTS FOR UTILITY CORRIDOR, UNLESS OTHERWISE SHOWN.
- 5.) THE LANDSCAPED ISLAND AND 25' SIGN EASEMENT TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

- HOME SITES, LTD. -
FUTURE DEVELOPMENT

PROJECT DATA	
TOTAL ACRES	20.52
TOTAL NO. OF LOTS	25
MIN. LOT SIZE	18,006 S.F. (0.37 AC.)
TAX PARCEL	053/079.01
ZONING	R-1A

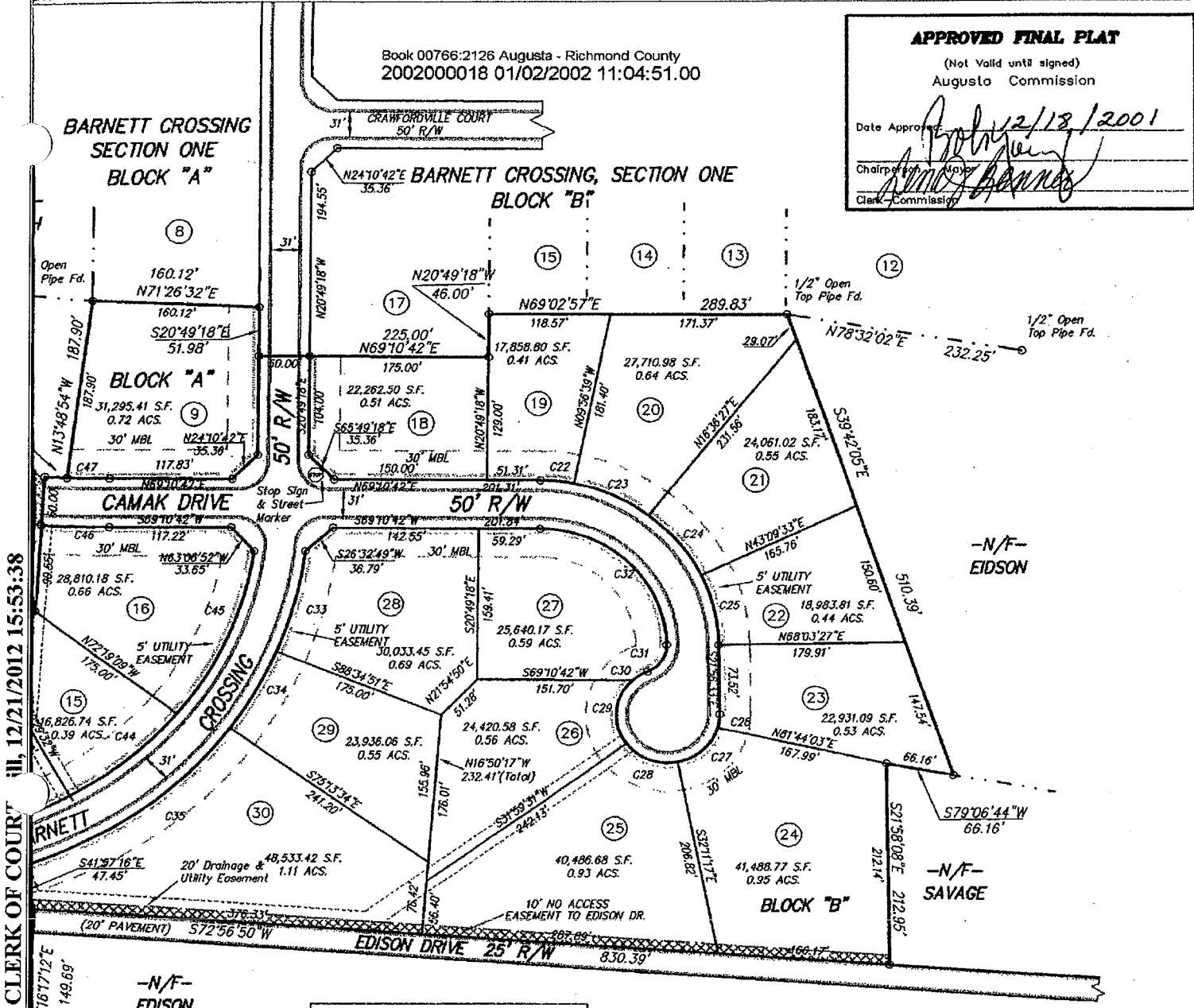
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APPROVED FINAL PLAT

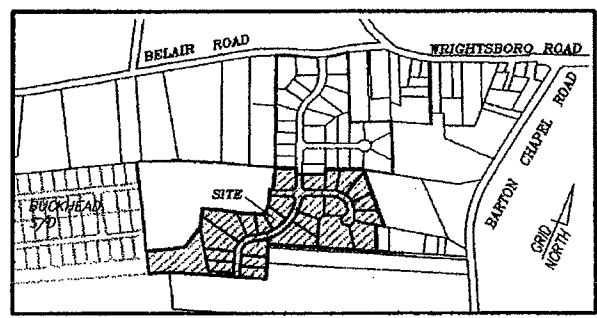
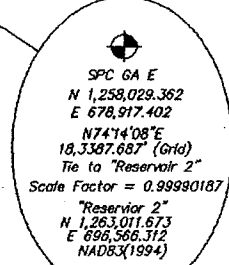
(Not Valid until signed)
Augusta Commission

Date Approved: July 12/13/2001
Chairperson: [Signature]
Clerk-Commissioner: [Signature]



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RIGHT OF WAY CURVE DATA			
CURVE	LENGTH	RADIUS	CHORD BRG./DIST.
C22	33.22'	175.00'	S74°37'01"W 33.17'
C23	81.10'	175.00'	N86°40'06"W 80.37'
C24	81.10'	175.00'	N60°07'00"W 80.37'
C25	76.05'	175.00'	N34°23'30"W 75.45'
C26	14.39'	50.00'	N13°41'42"W 14.34'
C27	55.18'	50.00'	N26°10'02"E 52.42'
C28	56.03'	50.00'	N89°53'13"E 53.15'
C29	73.58'	50.00'	S15°50'53"E 67.12'
C30	17.21'	50.00'	S36°10'18"W 17.12'
C31	35.79'	30.00'	N11°51'05"E 33.71'
C32	193.06'	125.00'	N66°34'31"W 174.44'
C33	109.70'	400.00'	N05°26'14"W 109.35'
C34	93.23'	400.00'	N08°05'48"E 93.02'
C35	254.29'	400.00'	N32°59'09"E 250.03'
C36	98.09'	400.00'	N58°13'23"E 97.84'
C37	143.60'	100.00'	S24°06'37"W 131.57'
C38	3.67'	150.00'	S16°19'34"E 3.67'
C39	81.61'	150.00'	S00°02'18"E 80.61'
C40	81.61'	150.00'	S31°08'04"W 80.61'
C41	48.50'	150.00'	S55°59'04"W 48.29'
C42	37.40'	350.00'	N62°11'14"E 37.38'
C43	119.84'	350.00'	N49°19'01"E 119.26'
C44	133.33'	350.00'	N28°35'39"E 132.53'
C45	189.62'	350.00'	N02°09'37"E 187.31'
C46	64.69'	1050.00'	N70°56'35"E 64.68'
C47	40.11'	1000.00'	N70°19'38"E 40.10'



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01/02/2002 11:04:51.00

LOCATION MAP
1" = 1000'

Elaine C. Johnson

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

FIELD CLOSURE
Linear Closure: 1'/38,587'
Angular Closure: 02"
Adjustment: Compass
Plot Closure: 1'/228,840'
Equipment: Topcon GTS 301B

SP No. 20796-00
RECPLAT/20796RP2